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For Sale



54 Lancaster Gate
Nelson BB9 0AP

£89,950



The property commands great potential and an early viewing is highly recommended

Key Features:

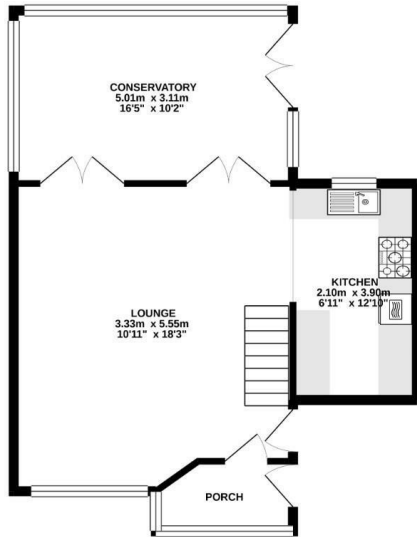
- NO CHAIN
- UPVC DOUBLE GLAZING
- GOOD SIZED OPEN PLAN LOUNGE
- TWO BEDROOMS
- CONSERVATORY
- IDEAL FOR FIRST TIME BUYERS
- GAS CENTRAL HEATING
- MODERN FITTED KITCHEN
- 3-PIECE MODERN SHOWER ROOM
- BLOCK PAVED DRIVEWAY

Tenure:
EPC Rating: D
Council Tax Band: B

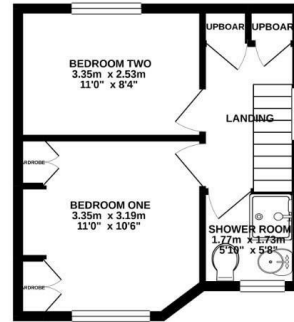


2 BEDROOM House - Semi-Detached

GROUND FLOOR
53.7 sq. m. (578 sq. ft.) approx.



1ST FLOOR
26.6 sq. m. (286 sq. ft.) approx.



TOTAL FLOOR AREA : 80.3 sq. m. (864 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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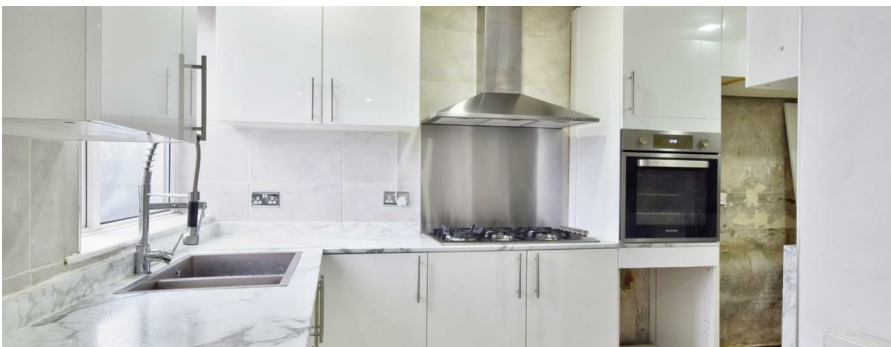
Main Description:

**** NO CHAIN ***** An excellent opportunity has arisen for a first time buyer or small family to purchase a semi detached dwelling in an established residential area off Hibson Road.

The accommodation comprises on the ground floor, entrance porch accessed by a hardwood door and UPVC double glazed door. There is a good sized open plan lounge with dining area UPVC double glazed bay window and fully fitted recently installed modern kitchen housing an excellent range of fitted wall and base units with complementary work surfaces and splashbacks, integrated oven and hob, stainless steel sink unit, plumbing for automatic washing machine, storage cupboard, gas fired combination boiler and UPVC double glazed doors leading to a substantial conservatory over looking the rear garden . To the first floor is a landing, excellent sized double bedroom to the front with fitted cupboards, good sized second bedroom to the rear, three piece modern shower room which is fully tiled with shower cubicle, wash basin and low level WC.

Externally, there is a block paved driveway and low maintenance garden to the front and to the rear is a two tier mature garden which is in need to some works.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an early viewing appointment is recommended.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property